BILL GARRETT, Davidson County
Trans:T20160014911 DEEDWARR
Recvd: 02/23/16 15:17 2 pgs
Fees:13.00 Taxes:333.63
20160223-0017283

Warranty Deed

	STATE OF COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $90,169.00. Affiant Subscribed and sworn to before me, this the 23rd day of February, 2016. Notary Public My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew J. Shapero	New Owner	
1502 Boscobel Street		080-12-0-016.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX4**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. SHAPERO, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of Section One, Bordeaux Gardens of record in Plat Book 3300, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 261 fronts 55 feet on the Westerly side of Panorama Drive and extends back 152 feet on the Northerly line and 113.76 feet on the Southerly line to a dead line in the rear, which is broken line, measuring 74.05 feet thereon.

Being the same property conveyed to Aaron A. Sparrow and wife, Sharnell C. Sparrow by Special Warranty deed from United Companies Lending Corporation of record in Book 11092, page 699, Register's Office for Davidson County, Tennessee, dated August 31, 1998 and recorded on September 01, 1998.

Being the same property conveyed to U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4 by Trustee's deed from Wilson & Associates, PLLC of record in Instrument No. 20150824-0084915 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 24, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3203 Panorama Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22 day of February, 2016.

Ocwen Loan Servicing, LLC as Attorney in Fact for U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4

By: Moraima Medina
Name: Moraima Medina
Title: * Contract Management Coordinator

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Moraima Medina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself as Contract Management Coordinator for Ocwen Loan Servicing, LLC as Attorney in Fact for U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4, and that he/she acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22 day of February, 2016.

Notary Public Guirlene Dolcine

My Commission Expires:

GUIRLENE DOLCINE
MY COMMISSION # FF 055364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters